

**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK**

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In re:

**EAST VILLAGE PROPERTIES, LLC,**  
*et al.*<sup>1</sup>

Chapter 11  
Case No. 17-22453 (RDD)  
(Jointly Administered)

Debtors.

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**SEPTEMBER 2019 OPERATING REPORT PREPARED BY  
SILVERSTONE PROPERTY GROUP LLC AS  
PROPERTY MANAGER FOR THE DEBTORS**

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<sup>1</sup> The Debtors in these chapter 11 cases and the last four digits of each Debtors' taxpayer identification number are as follows: East Village Properties LLC (1437); 223 East 5<sup>th</sup> Street LLC (8999); 229 East 5<sup>th</sup> Street LLC (8348); 231 East 5<sup>th</sup> Street LLC (4013); 233 East 5<sup>th</sup> Street LLC (8999); 235 East 5<sup>th</sup> Street LLC (1702); 228 East 6<sup>th</sup> Street LLC (2965); 66 East 7<sup>th</sup> Street LLC (1812); 27 St Marks Place LLC (1789); 334 East 9<sup>th</sup> Street LLC (7903); 253 East 10<sup>th</sup> Street LLC (4317); 325 East 12<sup>th</sup> Street LLC (0625); 327 East 12<sup>th</sup> Street LLC (7195); 329 East 12<sup>th</sup> Street LLC (0475); 510 East 12<sup>th</sup> Street LLC (1469); and 514 East 12<sup>th</sup> Street LLC (7232).

EVP (.evp)  
**Cash Flow (12 months)**  
Period = Oct 2018-Sep 2019  
Book = Cash ; Tree = ysl\_cf

		Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
<b>4000-0000</b>	<b>OPERATING INCOME</b>													
<b>4001-0000</b>	<b>REVENUE</b>													
<b>4100-0000</b>	<b>RENT REVENUE</b>													
<b>4150-0000</b>	<b>RESIDENTIAL RENT</b>													
<b>4200-0000</b>	<b>GROSS POTENTIAL RENT</b>													
4500-0000	Residential Rent	199,815.46	200,814.67	222,477.14	226,890.39	184,378.31	197,436.03	207,170.59	222,704.31	206,846.79	180,033.94	202,102.19	191,195.65	2,441,865.47
4500-1000	Preferential Rent	-13,359.22	-13,329.44	-14,028.94	-21,380.49	-12,798.12	-17,136.20	-13,132.78	-13,771.55	-13,751.57	-13,137.57	-13,090.62	-13,187.21	-172,103.71
4502-0000	SCRIE Credit	-447.79	-447.79	-447.79	-2,337.43	-447.79	-447.79	-447.79	-447.79	-867.71	-447.79	-1,077.67	-447.79	-8,312.92
4502-5000	DRIE Credit	-3,036.14	-1,223.40	-1,223.40	-1,223.40	-1,223.40	-1,223.40	-287.03	-287.03	-1,737.03	-1,223.40	-1,948.40	-1,223.40	-15,859.43
<b>4504-9999</b>	<b>TOTAL GROSS POTENTIAL RENT</b>	<b>182,972.31</b>	<b>185,814.04</b>	<b>206,777.01</b>	<b>201,949.07</b>	<b>169,909.00</b>	<b>178,628.64</b>	<b>193,302.99</b>	<b>208,197.94</b>	<b>190,490.48</b>	<b>165,225.18</b>	<b>185,985.50</b>	<b>176,337.25</b>	<b>2,245,589.41</b>
4525-0000	Less: Concessions	-5,000.00	-5,000.00	-7,270.11	-13,241.61	-12,050.00	-18,700.00	-15,621.20	-17,840.71	-41,332.20	-14,406.45	-8,466.00	-3,695.00	-162,623.28
4543-0000	Plus: Prepaid Rent	-1,063.57	143.63	5,672.41	33,429.60	-17,078.09	-7,281.73	14,449.07	-22,180.86	-1,209.89	1,070.31	-3,949.27	-6,696.02	-4,694.41
<b>4650-0000</b>	<b>NET RESIDENTIAL RENT</b>	<b>176,908.74</b>	<b>180,957.67</b>	<b>205,179.31</b>	<b>222,137.06</b>	<b>140,780.91</b>	<b>152,646.91</b>	<b>192,130.86</b>	<b>168,176.37</b>	<b>147,948.39</b>	<b>151,889.04</b>	<b>173,570.23</b>	<b>165,946.23</b>	<b>2,078,271.72</b>
4910-0000	Commercial Revenue xFer	5,200.00	9,326.30	8,913.15	8,080.48	5,839.28	9,139.28	0.00	9,778.56	1,900.00	9,778.56	1,900.00	0.00	69,855.61
4915-0000	Commercial Revenue Contra	-5,200.00	-9,326.30	-8,913.15	-8,080.48	-5,839.28	-9,139.28	0.00	-9,778.56	-1,900.00	-9,778.56	-1,900.00	0.00	-69,855.61
<b>4999-9999</b>	<b>NET RENT REVENUE</b>	<b>176,908.74</b>	<b>180,957.67</b>	<b>205,179.31</b>	<b>222,137.06</b>	<b>140,780.91</b>	<b>152,646.91</b>	<b>192,130.86</b>	<b>168,176.37</b>	<b>147,948.39</b>	<b>151,889.04</b>	<b>173,570.23</b>	<b>165,946.23</b>	<b>2,078,271.72</b>
<b>5500-0000</b>	<b>OTHER REVENUE</b>													
5625-0000	Sublet Fee	306.27	113.90	113.90	113.90	113.90	113.90	113.90	0.00	0.00	0.00	0.00	0.00	989.67
5675-0000	Storage Fees	0.00	0.00	0.00	2,504.62	745.38	1,854.62	0.00	1,300.00	650.00	650.00	0.00	1,296.11	9,000.73
5690-0000	Key & Lock Fees	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	150.00
5715-0000	Damages & Cleaning Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	400.00
<b>5899-0000</b>	<b>TOTAL OTHER REVENUE</b>	<b>306.27</b>	<b>113.90</b>	<b>113.90</b>	<b>2,618.52</b>	<b>859.28</b>	<b>1,968.52</b>	<b>263.90</b>	<b>1,700.00</b>	<b>650.00</b>	<b>650.00</b>	<b>0.00</b>	<b>1,296.11</b>	<b>10,540.40</b>
<b>5999-0000</b>	<b>TOTAL REVENUE</b>	<b>177,215.01</b>	<b>181,071.57</b>	<b>205,293.21</b>	<b>224,755.58</b>	<b>141,640.19</b>	<b>154,615.43</b>	<b>192,394.76</b>	<b>169,876.37</b>	<b>148,598.39</b>	<b>152,539.04</b>	<b>173,570.23</b>	<b>167,242.34</b>	<b>2,088,812.12</b>
<b>6000-0000</b>	<b>OPERATING EXPENSES</b>													
<b>6100-9000</b>	<b>PAYROLL EXPENSES</b>													
6200-1000	Maintenance Payroll- General	32,022.34	32,788.30	36,856.05	0.00	0.00	93,465.08	53,412.45	68,661.57	35,766.76	35,866.27	35,295.79	36,206.70	460,341.31
<b>6299-0000</b>	<b>TOTAL PAYROLL EXPENSES</b>	<b>32,022.34</b>	<b>32,788.30</b>	<b>36,856.05</b>	<b>0.00</b>	<b>0.00</b>	<b>93,465.08</b>	<b>53,412.45</b>	<b>68,661.57</b>	<b>35,766.76</b>	<b>35,866.27</b>	<b>35,295.79</b>	<b>36,206.70</b>	<b>460,341.31</b>
<b>6300-0000</b>	<b>UTILITIES EXPENSES</b>													
6300-1000	Electric Common Area	1,777.71	3,300.61	2,074.43	3,280.05	2,572.05	2,280.97	2,870.37	3,100.32	3,171.04	2,897.29	2,921.63	2,226.45	32,472.92
6300-1100	Electric Vacant	1,908.49	3,260.18	1,301.63	4,536.66	3,363.28	2,864.98	3,214.16	5,649.21	3,523.80	3,893.05	4,940.21	2,811.67	41,267.32
6300-2000	Fuel Oil	0.00	7,093.23	25,221.76	11,367.12	17,077.72	12,388.98	8,090.54	1,993.56	4,436.15	308.63	4,395.57	70.77	92,444.03
6300-3000	Gas - Heat & Hot Water	2,514.65	6,683.93	15,904.63	25,959.43	23,257.96	23,452.80	24,685.65	6,501.64	7,391.02	5,788.42	2,436.60	3,587.65	148,164.38
6300-3100	Gas Vacant	850.16	2,164.56	655.58	3,132.67	2,168.35	1,932.38	3,573.69	2,958.22	2,356.21	2,244.22	2,243.96	2,354.91	26,634.91
6300-4000	Water/Sewer Common Area	963.87	5,676.76	13,101.62	2,802.84	2,757.58	15,090.92	1,266.43	2,582.41	15,389.45	0.00	5,777.37	6,336.19	71,745.44
6300-5000	Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136.09	0.00	0.00	0.00	136.09
<b>6399-0000</b>	<b>TOTAL UTILITIES EXPENSES</b>	<b>8,014.88</b>	<b>28,179.27</b>	<b>58,259.65</b>	<b>51,078.77</b>	<b>51,196.94</b>	<b>58,011.03</b>	<b>43,700.84</b>	<b>22,785.36</b>	<b>36,403.76</b>	<b>15,131.61</b>	<b>22,715.34</b>	<b>17,387.64</b>	<b>412,865.09</b>

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EVP (.evp)  
**Cash Flow (12 months)**

Period = Oct 2018-Sep 2019

Book = Cash ; Tree = ysl\_cf

		Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
<b>6400-0000</b>	<b>REPAIRS &amp; MAINTENANCE</b>													
<b>6410-0000</b>	<b>MAINTENANCE CONTRACTS</b>													
6410-1000	Exterminating Contract	1,528.60	1,632.03	1,421.90	1,635.30	1,425.17	1,425.17	1,519.01	1,528.60	1,528.60	1,528.60	1,425.17	1,528.60	18,126.75
6410-2000	Trash Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	2,000.00
6410-3000	Fire Sprinkler Inspections Contract	0.00	0.00	0.00	0.00	226.73	0.00	0.00	0.00	0.00	236.80	0.00	0.00	463.53
6410-5000	HVAC Service Contract	5,062.68	0.00	0.00	13,391.60	2,068.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,522.91
6410-7000	Misc. Service Expenses	10.65	36.80	42.56	42.35	49.42	124.09	-76.37	0.00	3,111.98	0.76	0.00	0.00	3,342.24
<b>6410-9999</b>	<b>TOTAL MAINTENANCE CONTRACTS</b>	<b>6,601.93</b>	<b>1,668.83</b>	<b>1,464.46</b>	<b>15,069.25</b>	<b>3,769.95</b>	<b>1,549.26</b>	<b>1,442.64</b>	<b>1,528.60</b>	<b>4,640.58</b>	<b>3,766.16</b>	<b>1,425.17</b>	<b>1,528.60</b>	<b>44,455.43</b>
<b>6420-0000</b>	<b>GENERAL REPAIRS &amp; MAINTENANCE</b>													
6420-0201	Plumbing - Apartment R & M	950.00	1,250.00	0.00	3,167.72	0.00	618.41	1,646.19	1,602.64	0.00	2,822.04	0.00	781.30	12,838.30
6420-0202	Plumbing - Building R & M	0.00	0.00	0.00	0.00	0.00	0.00	2,054.81	0.00	0.00	0.00	0.00	1,945.59	4,000.40
6420-0203	Plumbing R & M	3,316.99	1,306.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,623.49
6420-0301	Electrician - R & M- Apt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-244.97	0.00	0.00	0.00	0.00	-244.97
6420-0302	Electrician - Building R & M	0.00	0.00	0.00	0.00	0.00	0.00	641.27	-2,321.76	0.00	0.00	326.63	0.00	-1,353.86
6420-0320	Windows & Screens	0.00	223.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	223.19
6420-0500	Locksmith	0.00	374.53	0.00	364.73	0.00	0.00	494.29	0.00	0.00	206.86	615.14	0.00	2,055.55
6420-0600	HVAC R & M	3,600.00	0.00	3,697.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,297.93
6420-0700	Appliances R & M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	381.06	353.84	734.90
6420-1200	Window R & M	313.56	0.00	647.81	1,632.04	303.76	0.00	0.00	0.00	835.08	0.00	0.00	0.00	3,732.25
6420-1900	Exterminating (Additional)	1,088.75	108.88	0.00	626.04	816.56	163.31	522.61	272.19	489.94	272.19	272.19	163.31	4,795.97
6420-2100	Boiler R & M	0.00	0.00	0.00	7,500.00	261.30	0.00	0.00	0.00	1,456.20	0.00	0.00	1,235.20	10,452.70
6420-2101	Boiler Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.45	0.00	324.45
6420-2300	Interior Door R & M	0.00	136.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	381.06	963.54	0.00	1,480.69
6420-2400	Exterior Door R & M	0.00	0.00	0.00	435.50	2,123.07	0.00	0.00	0.00	0.00	2,132.87	435.50	0.00	5,126.94
6420-2500	Intercom R & M	0.00	0.00	232.99	0.00	1,184.02	0.00	136.09	0.00	0.00	0.00	0.00	136.09	1,689.19
6420-3400	General/Misc Building R & M	0.00	2,150.00	3,134.91	0.00	0.00	0.00	2,546.44	0.00	4,500.00	0.00	1,200.00	0.00	13,531.35
6420-3666	Cabinet/counter top Replacement	0.00	0.00	0.00	0.00	0.00	0.00	116.59	0.00	0.00	0.00	0.00	0.00	116.59
6420-3900	Alarm/Camera R & M	0.00	568.87	0.00	0.00	578.67	136.09	0.00	0.00	0.00	0.00	0.00	0.00	1,283.63
6420-4220	Equipment Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,123.00	0.00	2,123.00
<b>6420-9999</b>	<b>TOTAL GENERAL REPAIRS &amp; MAINTENANCE</b>	<b>9,269.30</b>	<b>6,118.06</b>	<b>7,713.64</b>	<b>13,726.03</b>	<b>5,267.38</b>	<b>917.81</b>	<b>8,158.29</b>	<b>-691.90</b>	<b>7,281.22</b>	<b>5,815.02</b>	<b>6,641.51</b>	<b>4,615.33</b>	<b>74,831.69</b>
<b>6430-0000</b>	<b>SUPPLIES</b>													
6430-0101	HVAC-Parts/Supplies	0.00	680.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	680.99
6430-0201	Paint Supplies	1,266.60	0.00	0.00	953.08	0.00	0.00	926.12	679.31	384.42	0.00	596.58	1,132.85	5,938.96
6430-0300	Plumbing Supplies	0.00	0.00	0.00	223.26	640.50	0.00	0.00	0.00	92.38	0.00	57.55	88.35	1,102.04
6430-0400	Janitorial Supplies	809.31	1,548.77	194.94	0.00	0.00	0.00	218.32	3,097.64	450.64	547.86	7.00	71.06	6,945.54
6430-0500	Electrical Supplies	0.00	65.23	0.00	0.00	130.15	0.00	9.91	80.34	25.03	250.81	58.07	0.00	619.54
6430-0600	Appliances Parts and Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.01	0.00	0.00	0.00	0.00	12.01
6430-0750	Locks & Keys	0.00	0.00	642.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	642.36
6430-1000	Door Hardware	0.00	0.00	0.00	0.00	0.00	0.00	33.77	0.00	0.00	0.00	0.00	0.00	33.77

EVP (.evp)

Cash Flow (12 months)

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		Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
6430-1200	Snow Removal Supplies	0.00	1,027.32	293.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,320.84
6430-1300	General Building Supplies	148.24	1,315.29	58.58	154.99	179.08	20.61	1,029.22	620.74	976.46	177.14	1,040.24	247.58	5,968.17
6430-1500	Floor Tiles	0.00	0.00	0.00	0.00	0.00	0.00	0.00	407.50	321.49	0.00	0.00	0.00	728.99
6430-1600	Uniforms	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,431.98	0.00	0.00	0.00	0.00	3,431.98
6430-1700	Office Supplies	0.00	0.00	0.00	0.00	0.00	122.49	0.00	0.00	0.00	0.00	0.00	0.00	122.49
6430-2100	Fire Extinguishers	0.00	0.00	0.00	0.00	2,104.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,104.58
6430-9999	TOTAL SUPPLIES	2,224.15	4,637.60	1,189.40	1,331.33	3,054.31	143.10	2,217.34	8,329.52	2,250.42	975.81	1,759.44	1,539.84	29,652.26
6440-0000	TURNOVER EXPENSE													
6440-0250	Paint Turns	0.00	0.00	0.00	0.00	3,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,800.00
6440-0700	Cleaning Turns	0.00	0.00	0.00	435.50	244.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	680.47
6440-9999	TOTAL TURNOVER EXPENSE	0.00	0.00	0.00	435.50	4,044.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,480.47
6499-0000	TOTAL REPAIRS & MAINTENANCE	18,095.38	12,424.49	10,367.50	30,562.11	16,136.61	2,610.17	11,818.27	9,166.22	14,172.22	10,556.99	9,826.12	7,683.77	153,419.85
6500-0000	GENERAL & ADMINISTRATIVE													
6500-0010	PROFESSIONAL FEES													
6500-0100	Legal Fees -Landlord/Tenant	98.00	30,057.61	46,179.80	0.00	12,471.00	5,522.00	0.00	5,317.25	11,166.96	0.00	23,186.50	3,311.41	137,310.53
6500-0101	Legal Fees - Other	0.00	0.00	0.00	0.00	1,400.00	0.00	4,200.00	0.00	0.00	0.00	0.00	0.00	5,600.00
6500-0500	Consulting Fee	0.00	0.00	0.00	0.00	0.00	1,050.00	0.00	200.00	250.00	0.00	0.00	0.00	1,500.00
6500-0501	Consulting Fee - Environmental	0.00	0.00	0.00	0.00	0.00	850.00	0.00	0.00	0.00	0.00	0.00	0.00	850.00
6500-0760	Inspections & Testing	16,700.00	0.00	0.00	0.00	0.00	5,809.69	0.00	0.00	0.00	0.00	0.00	0.00	22,509.69
6500-0899	TOTAL PROFESSIONAL FEES	16,798.00	30,057.61	46,179.80	0.00	13,871.00	13,231.69	4,200.00	5,517.25	11,416.96	0.00	23,186.50	3,311.41	167,770.22
6500-0950	DUES LICENSES PERMITS													
6500-0990	License, Permits & Misc. Fees	0.00	-120.09	0.00	5,103.32	0.00	0.00	90.00	0.00	285.00	90.00	0.00	90.00	5,538.23
6500-1010	Licences, Fees & Permits	526.20	0.00	0.00	0.00	0.00	0.00	0.00	-526.20	0.00	0.00	0.00	0.00	0.00
6500-1011	TOTAL DUES LICENSES PERMITS	526.20	-120.09	0.00	5,103.32	0.00	0.00	90.00	-526.20	285.00	90.00	0.00	90.00	5,538.23
6500-1012	COMPUTER EXPENSES													
6500-1015	Tech & Data Services	0.00	136.09	0.00	0.00	5,095.36	0.00	424.61	0.00	0.00	1,371.83	8,931.03	5,487.31	21,446.23
6500-1018	Internet/Phone/Cable Expense	3,669.50	3,670.52	3,659.88	3,663.72	3,652.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,315.90
6500-1020	TOTAL COMPUTER EXPENSES	3,669.50	3,806.61	3,659.88	3,663.72	8,747.64	0.00	424.61	0.00	0.00	1,371.83	8,931.03	5,487.31	39,762.13
6510-0000	MARKETING EXPENSE													
6510-0195	Marketing/Advertising Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	471.94	0.00	0.00	0.00	471.94
6510-9999	TOTAL MARKETING EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	471.94	0.00	0.00	0.00	471.94
6520-0000	ADMINISTRATIVE EXPENSES													
6520-0025	Violations and Fines	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
6520-0035	Storage & Moving	893.71	435.00	435.00	435.00	435.00	435.00	435.00	0.00	870.00	435.00	435.00	435.00	5,678.71
6520-0110	Organization Costs	0.00	0.00	142.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	142.85

EVP (.evp)  
Cash Flow (12 months)

Period = Oct 2018-Sep 2019

Book = Cash ; Tree = ysl\_cf

		Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
6520-0150	Banking Fees	58.10	275.78	90.46	28.75	45.65	25.93	0.00	0.00	12.06	135.16	0.00	0.00	671.89
6520-0235	Employee Reimbursables	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,149.94	0.00	0.00	0.00	2,149.94
6520-0320	Postage	20.73	41.60	0.00	0.00	19.80	0.00	41.42	0.00	19.80	117.19	163.78	41.37	465.69
6520-9999	TOTAL ADMINISTRATIVE EXPENSES	972.54	1,052.38	668.31	463.75	500.45	460.93	476.42	0.00	3,051.80	687.35	598.78	476.37	9,409.08
6521-9999	TOTAL GENERAL & ADMINISTRATIVE	21,966.24	34,796.51	50,507.99	9,230.79	23,119.09	13,692.62	5,191.03	4,991.05	15,225.70	2,149.18	32,716.31	9,365.09	222,951.60
6530-0000 MANAGEMENT FEE														
6530-0010	Management Fee	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	450,000.00
6530-9999	TOTAL MANAGEMENT FEE	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	450,000.00
6600-0000 INSURANCE														
6610-0000	Property Insurance	0.00	0.00	0.00	0.00	77,810.79	0.00	0.00	0.00	0.00	78,772.00	0.00	0.00	156,582.79
6699-0000	TOTAL INSURANCE	0.00	0.00	0.00	0.00	77,810.79	0.00	0.00	0.00	0.00	78,772.00	0.00	0.00	156,582.79
6700-0000 PROPERTY TAXES														
6710-0000	Real Property Taxes	0.00	0.00	0.00	724,307.14	0.00	0.00	0.00	17,170.66	0.00	767,349.09	0.00	17,211.65	1,526,038.54
6799-0000	TOTAL PROPERTY TAXES	0.00	0.00	0.00	724,307.14	0.00	0.00	0.00	17,170.66	0.00	767,349.09	0.00	17,211.65	1,526,038.54
7990-0000	TOTAL OPERATING EXPENSES	117,598.84	145,688.57	193,491.19	852,678.81	205,763.43	205,278.90	151,622.59	160,274.86	139,068.44	947,325.14	138,053.56	125,354.85	3,382,199.18
7999-0000	NET OPERATING INCOME	59,616.17	35,383.00	11,802.02	-627,923.23	-64,123.24	-50,663.47	40,772.17	9,601.51	9,529.95	-794,786.10	35,516.67	41,887.49	-1,293,387.06
8305-0000 NON-OPERATING ADMIN EXPENSE														
8305-0010	Utility Processing Fee Non-Operating	805.15	814.40	0.00	1,702.81	1,031.88	786.63	1,087.41	1,147.55	846.79	1,161.44	943.95	4,805.01	15,133.02
8305-0020	Inspections & Testing Non-Operating	0.00	0.00	0.00	1,133.50	0.00	1,224.84	0.00	0.00	1,224.84	0.00	0.00	1,090.37	4,673.55
8305-0040	Violation Monitoring Non-Operating	0.00	0.00	0.00	834.48	1,215.44	0.00	0.00	0.00	0.00	0.00	1,251.91	0.00	3,301.83
8305-0050	Resident Services Non-Operating	1,464.00	1,464.00	375.00	0.00	4,392.00	0.00	1,334.00	1,550.00	1,550.00	3,100.00	1,550.00	1,550.00	18,329.00
8305-0060	Payment Processing Fee Non-Operating	586.51	611.51	636.51	0.00	1,246.45	586.51	586.51	586.51	586.51	401.42	611.51	0.00	6,439.95
8305-0080	Tech & Data Services Non-Operating	3,909.36	1,362.02	1,479.12	142.05	16,439.31	3,796.79	5,130.85	20,611.61	5,902.00	5,649.00	5,650.37	6,522.10	76,594.58
8305-0090	Audit Fees Non-Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,200.00	4,200.00
8305-0110	Legal Fees Non-Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,951.38	0.00	12,951.38
8305-0120	Violations and Fines Non-Operating	315.15	6,861.59	0.00	230.00	100.00	3,750.00	0.00	1,099.72	8,363.33	-500.00	0.00	400.00	20,619.79
8305-9999	TOTAL NON-OPERATING ADMIN EXPENSE	7,080.17	11,113.52	2,490.63	4,042.84	24,425.08	10,144.77	8,138.77	24,995.39	18,473.47	9,811.86	22,959.12	18,567.48	162,243.10
9090-0000	NET INCOME	52,536.00	24,269.48	9,311.39	-631,966.07	-88,548.32	-60,808.24	32,633.40	-15,393.88	-8,943.52	-804,597.96	12,557.55	23,320.01	-1,455,630.16
ADJUSTMENTS														
1515-0000	Building Improvements	-11,500.00	-65,877.44	-55,300.00	-7,122.56	-19,000.00	-4,950.00	4,950.00	3,764.89	-12,629.28	0.00	-4,950.00	-879.17	-173,493.56
1515-0010	Improvement-Apartments	0.00	0.00	0.00	0.00	-680.47	0.00	-3,021.29	-1,524.25	-4,500.00	-4,682.00	-2,123.00	0.00	-16,531.01
1515-0020	Appliances	0.00	-368.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-186.46	0.00	0.00	-554.46
1515-0700	Capitalized Broker Fees	0.00	0.00	0.00	-14,669.00	-3,588.00	0.00	-12,999.00	-5,143.00	-3,046.00	0.00	0.00	0.00	-39,445.00
1515-1000	Improvement-Tenant Buyout	-60,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-265,000.00	0.00	0.00	-325,000.00

EVP (.evp)  
Cash Flow (12 months)  
Period = Oct 2018-Sep 2019  
Book = Cash ; Tree = ysi\_cf

		Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
1515-1007	Building Intercom	0.00	0.00	0.00	-628.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-628.75
1515-1012	New Building Facade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,600.00	0.00	0.00	0.00	-2,600.00
1515-1111	Buyout Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	265,000.00	0.00	0.00	265,000.00
1520-1000	CIP - Hard Costs	0.00	-11,250.00	-20,400.00	-3,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-35,050.00
1520-2000	CIP - Soft Costs	0.00	0.00	-6,000.00	-2,028.11	0.00	-6,700.00	0.00	0.00	0.00	0.00	0.00	0.00	-14,728.11
1870-0000	Security Deposit - Utilities	-280.00	-3.09	0.00	-460.00	-182.75	-165.00	-910.00	-225.00	-385.00	-2,923.11	-2,510.00	-2,625.00	-10,668.95
2410-0000	Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3,293.30	0.00	-3,293.30
2420-0000	Tenant Deposits	6,376.17	-1,950.00	-1,221.25	14,669.35	4,389.96	4,157.44	2,646.20	-3.96	12,045.43	-5,739.41	0.00	791.69	36,161.62
2440-0000	Tenant Deposits-Clearing	-1,000.00	1,885.87	-1,885.87	0.00	0.00	0.00	0.00	-1,117.22	0.00	11,600.00	-11,600.00	0.00	-2,117.22
2470-0000	Last Month in Advance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,625.00	0.00	0.00	0.00	0.00	10,625.00
2480-0000	Partner's Loans	65,000.00	91,000.00	75,000.00	640,000.00	55,000.00	57,500.00	55,000.00	15,000.00	35,000.00	1,108,000.00	0.00	20,000.00	2,216,500.00
TOTAL ADJUSTMENTS		-1,403.83	13,437.34	-9,807.12	626,360.93	35,938.74	49,842.44	45,665.91	21,376.46	23,885.15	1,106,069.02	-24,476.30	17,287.52	1,904,176.26
CASH FLOW		51,132.17	37,706.82	-495.73	-5,605.14	-52,609.58	-10,965.80	78,299.31	5,982.58	14,941.63	301,471.06	-11,918.75	40,607.53	448,546.10
1110-0000	Operating Account													
	Beginning Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Ending Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Difference	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1110-0001	Operating Account-Signature													
	Beginning Balance	-4,037.61	42,750.62	80,457.44	83,204.28	61,518.86	4,519.32	-12,471.34	69,150.71	79,314.03	55,325.47	-93,264.06	-99,254.66	267,213.06
	Ending Balance	42,750.62	80,457.44	83,204.28	61,518.86	4,519.32	-12,471.34	69,150.71	79,314.03	55,325.47	-93,264.06	-99,254.66	-55,743.82	215,506.85
	Difference	46,788.23	37,706.82	2,746.84	-21,685.42	-56,999.54	-16,990.66	81,622.05	10,163.32	-23,988.56	-148,589.53	-5,990.60	43,510.84	-51,706.21
1110-0210	Construction Account													
	Beginning Balance	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	14,736.00
	Ending Balance	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	14,736.00
	Difference	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1120-0000	Security Deposit													
	Beginning Balance	240,840.06	245,184.00	245,184.00	241,941.43	258,021.71	262,411.67	268,436.53	273,436.53	265,933.05	304,863.24	304,923.83	298,995.68	3,210,171.73
	Ending Balance	245,184.00	245,184.00	241,941.43	258,021.71	262,411.67	268,436.53	273,436.53	265,933.05	304,863.24	304,923.83	298,995.68	296,092.37	3,265,424.04
	Difference	4,343.94	0.00	-3,242.57	16,080.28	4,389.96	6,024.86	5,000.00	-7,503.48	38,930.19	60.59	-5,928.15	-2,903.31	55,252.31

			Month		9.2019													
East Village Properties LLC Cas No. 17-22453-rdd			223 East 5th Street LLC Case No. 17-22454- rdd	228 East 6th Street LLC Case No. 17-22459- rdd	229 East 5th Street LLC Case No. 17-22455- rdd	231 East 5th Street LLC Case No. 17-22456- rdd	233 East 5th Street LLC Case No. 17-22457- rdd	235 East 5th Street LLC Case No. 17-22458- rdd	253 East 10th Street LLC Case No. 17-22463- rdd	27 St Marks Place LLC Case No. 17-22461- rdd	325 East 12th Street LLC Case No. 17-22464- rdd	327 East 12th Street LLC Case No. 17-22465- rdd	329 East 12th Street LLC Case No. 17-22467- rdd	334 East 9th Street LLC Case No. 17-22462- rdd	510 East 12th Street LLC Case No. 17-22468- rdd	514 East 12th Street LLC Case No. 17-22469- rdd	66 East 7th Street LLC Case No. 17-22460- rdd	
GL	Account	Payment																
1110-0210	Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1330-0000	Due To / From	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1515-0000	Building Improvements	879	-	-	-	-	-	-	-	-	879	-	-	-	-	-	-	
1515-0010	Improvement-Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1515-0020	Appliances	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1515-0700	Capitalized Broker Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1515-1000	Improvement-Tenant Buyout	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1515-1006	Structural Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1515-1007	Building Intercom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1515-1012	New Building Facade	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1515-1111	Buyout Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1520-1000	CIP - Hard Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1520-2000	CIP - Soft Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1870-0000	Security Deposit - Utilities	215	-	-	60	-	-	-	-	-	155	-	-	-	-	-	-	
2410-0000	Prepaid Rent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2440-0000	Tenant Deposits-Clearing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4500-0000	Residential Rent	362	-	-	-	-	-	-	-	362	-	-	-	-	-	-	-	
5775-0000	Appliance Charge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6200-1000	Maintenance Payroll- General	36,207	2,531	2,664	1,332	1,030	1,030	1,030	3,435	3,006	4,271	2,810	3,613	2,696	1,404	1,404	3,951	
6220-0700	Other Payroll Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6300-1000	Electric Common Area	2,226	91	230	87	85	82	200	-	397	321	203	161	37	146	-	188	
6300-1100	Electric Vacant	2,696	191	531	227	71	132	59	233	105	254	76	262	83	214	168	90	
6300-2000	Fuel Oil	71	-	-	-	-	-	-	-	-	-	-	-	-	71	-	-	
6300-3000	Gas - Heat & Hot Water	3,588	391	-	175	358	-	-	514	831	371	445	-	-	286	-	215	
6300-3100	Gas Vacant	2,355	144	-	170	69	140	110	-	312	109	260	550	215	-	276	-	
6300-4000	Water/Sewer Common Area	6,336	12	672	-	-	16	2,185	-	12	-	-	-	3,440	-	-	-	
6300-5000	Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6300-7000	Utility Processing Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6410-1000	Exterminating Contract	1,529	102	103	87	84	87	87	107	103	133	108	110	103	103	103	107	
6410-2000	Trash Removal Contract	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6410-3000	Fire Sprinkler Inspections Contract	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6410-5000	HVAC Service Contract	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6410-7000	Misc. Service Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-0201	Plumbing - Apartment R & M	781	-	-	-	-	-	-	-	19	-	-	-	-	762	-	-	
6420-0202	Plumbing - Building R & M	1,946	-	-	-	-	-	1,537	-	-	136	136	136	-	-	-	-	
6420-0203	Plumbing R & M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-0230	Painting-Common Areas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-0301	Electrician - R & M- Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-0302	Electrician - Building R & M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-0320	Windows & Screens	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-0400	Fire Sprinkler Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-0500	Locksmith	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-0600	HVAC R & M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-0700	Appliances R & M	354	-	-	-	-	-	-	-	-	-	-	-	-	354	-	-	
6420-0800	Common Area Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-0900	Flooring R & M (Building)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-0901	Flooring R & M (Apartment)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-1100	Roofing R & M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-1200	Window R & M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-1400	Masonry R & M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-1500	Garage Door R & M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-1900	Exterminating (Additional)	163	-	-	-	-	-	-	-	-	163	-	-	-	-	-	-	
6420-2100	Boiler R & M	1,235	-	-	-	-	-	970	-	-	-	-	-	-	-	-	-	
6420-4220	Boiler Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	266	-	
6420-2300	Interior Door R & M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-2400	Exterior Door R & M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-2500	Intercom R & M	136	-	-	-	-	-	136	-	-	-	-	-	-	-	-	-	
6420-3400	General/Misc Building R & M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-3450	General/Misc Apartment R & M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-3666	Cabinet/counter top Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-3900	Alarm/Camera R & M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-4200	Appliance and Tub Re-surfacing/Re-glazing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-4220	Equipment Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6420-4320	Mold Remediation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6430-0101	HVAC-Parts/Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6430-0201	Paint Supplies	1,133	159	317	159	-	-	-	-	-	-	180	-	317	-	-	-	
6430-0300	Plumbing Supplies	88	-	-	-	-	-	-	-	-	-	-	-	56	-	-	-	
6430-0400	Janitorial Supplies	71	-	-	-	-	-	-	-	-	-	-	-	-	-	32	-	
6430-0500	Electrical Supplies	-	-	-	-	-	-	-	-	-	71	-	-	-	-	-	-	
6430-0600	Appliances Parts and Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6430-0750	Locks & Keys	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6430-0800	Key Fobs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6430-0900	Dumpster Rental/Trash Hauling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6430-1000	Door Hardware	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6430-1100	Boiler Parts/Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6430-1200	Snow Removal Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6430-1300	General Building Supplies	248	-	74	-	-	-	-	87	-	-	-	86	-	-	-	-	

6430-1500	Floor Tiles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6430-1600	Uniforms	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6430-1700	Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6430-2100	Fire Extinguishers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6430-2200	Smoke Detectors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6440-0250	Paint Turns	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6440-0600	Door Hardware/Locksmith Turns	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6440-0700	Cleaning Turns	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6500-0100	Legal Fees - Landlord/Tenant	3,311	201	972	46	-	-	-	201	317	-	201	201	-	386	247	541
6500-0101	Legal Fees - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6500-0103	Legal Counsel Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6500-0200	Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6500-0500	Consulting Fee - Misc.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6500-0501	Consulting Fee - Environmental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6500-0502	Consulting Fee - Lead Violations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6500-0503	Consulting Fee - Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6500-0760	Inspections & Testing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6500-0800	Misc. Professional fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6500-0976	Filing Fees - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6500-0990	License, Permits & Misc. Fees	90	-	-	-	-	90	-	-	-	-	-	-	-	-	-	-
6500-1010	Licences, Fees & Permits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6500-1015	Tech & Data Services	5,487	-	-	-	1,764	-	-	-	784	2,156	-	784	-	-	-	-
6500-1017	Software Licensing Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6500-1018	Internet Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6510-0195	Marketing/Advertising Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6510-0200	Marketing-Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6520-0010	Security services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6520-0020	Monthly Common Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6520-0025	Violations and Fines	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6520-0035	Storage & Moving	435	-	-	-	-	-	-	-	-	435	-	-	-	-	-	-
6520-0110	Organization Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6520-0150	Banking Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6520-0230	Employee Training & Education	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6520-0235	Employee Reimbursables	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6520-0320	Postage	41	20	22	-	-	-	-	-	-	-	-	-	-	-	-	-
6520-0420	Resident Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6520-0430	Payment Processing Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6530-0010	Management Fee	37,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
6610-0000	Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6710-0000	Real Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8305-0010	Utility Processing Fee Non-Operating	4,805	324	306	306	301	292	301	282	352	361	352	370	310	315	343	292
8305-0020	Inspections & Testing Non-Operating	1,090	147	85	154	154	-	147	-	-	-	334	-	-	71	-	-
8305-0040	Violation Monitoring Non-Operating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8305-0050	Resident Services Non-Operating	1,550	100	105	52	52	52	52	115	115	199	131	126	115	105	105	126
8305-0060	Payment Processing Fee Non-Operating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8305-0080	Tech & Data Services Non-Operating	6,522	597	380	301	301	301	301	395	402	862	648	411	395	380	380	467
8305-0090	Audit Fees Non-Operating	4,200	300	300	300	300	-	300	300	300	300	300	300	300	300	300	300
8305-0110	Legal Fees Non-Operating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8305-0120	Violations and Fines Non-Operating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Disbursements		127,651	7,808	9,261	5,955	7,070	4,632	10,005	8,169	9,916	13,676	8,683	8,827	11,705	7,042	6,124	8,777
		223 East 5th Street LLC	228 East 6th Street LLC	229 East 5th Street LLC	231 East 5th Street LLC	233 East 5th Street LLC	235 East 5th Street LLC	253 East 10th Street LLC	27 St Marks Place LLC	325 East 12th Street LLC	327 East 12th Street LLC	329 East 12th Street LLC	334 East 9th Street LLC	510 East 12th Street LLC	514 East 12th Street LLC	66 East 7th Street LLC	
		Case No. 17-22454-rdd	Case No. 17-22459-rdd	Case No. 17-22455-rdd	Case No. 17-22456-rdd	Case No. 17-22457-rdd	Case No. 17-22458-rdd	Case No. 17-22463-rdd	Case No. 17-22461-rdd	Case No. 17-22464-rdd	Case No. 17-22465-rdd	Case No. 17-22467-rdd	Case No. 17-22462-rdd	Case No. 17-22468-rdd	Case No. 17-22469-rdd	Case No. 17-22460-rdd	



EVP (.evp)  
Cash Flow (12 months)  
Period = Oct 2018-Sep 2019  
Book = Accrual ; Tree = ysi\_cf

		Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
4000-0000	OPERATING INCOME													
4001-0000	REVENUE													
4100-0000	RENT REVENUE													
4150-0000	RESIDENTIAL RENT													
4200-0000	GROSS POTENTIAL RENT													
4500-0000	Residential Rent	223,960.47	220,542.96	219,905.39	220,053.30	224,668.86	232,315.75	221,734.47	230,953.02	230,122.32	221,389.20	233,085.02	221,489.34	2,700,220.10
4500-1000	Preferential Rent	-14,943.93	-14,951.15	-14,951.15	-14,974.45	-14,974.45	-14,834.16	-13,133.78	-12,581.42	-13,137.57	-13,137.57	-13,090.62	-13,187.21	-167,897.46
4502-0000	SCRIE Credit	-657.75	-657.75	-657.75	-657.75	-657.75	-657.75	-657.75	-657.75	-657.75	-447.79	-447.79	-447.79	-7,263.12
4502-5000	DRIE Credit	-1,223.40	-1,223.40	-1,223.40	-1,223.40	-1,223.40	-1,223.40	-1,223.40	-1,223.40	-1,223.40	-1,223.40	-1,223.40	-1,223.40	-14,680.80
4504-9999	TOTAL GROSS POTENTIAL RENT	207,135.39	203,710.66	203,073.09	203,197.70	207,813.26	215,600.44	206,719.54	216,490.45	215,103.60	206,580.44	218,323.21	206,630.94	2,510,378.72
4525-0000	Less: Concessions	-5,755.00	-8,286.25	-5,755.00	-12,205.00	-19,205.00	-16,967.20	-13,754.00	-24,335.71	-27,033.81	-14,406.45	-8,466.00	-3,695.00	-159,864.42
4650-0000	NET RESIDENTIAL RENT	201,380.39	195,424.41	197,318.09	190,992.70	188,608.26	198,633.24	192,965.54	192,154.74	188,069.79	192,173.99	209,857.21	202,935.94	2,350,514.30
4999-9999	NET RENT REVENUE	201,380.39	195,424.41	197,318.09	190,992.70	188,608.26	198,633.24	192,965.54	192,154.74	188,069.79	192,173.99	209,857.21	202,935.94	2,350,514.30
5500-0000	OTHER REVENUE													
5625-0000	Sublet Fee	306.27	113.90	113.90	113.90	113.90	113.90	113.90	0.00	0.00	0.00	0.00	0.00	989.67
5675-0000	Storage Fees	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
5690-0000	Key & Lock Fees	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	150.00
5715-0000	Damages & Cleaning Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	600.00
5899-0000	TOTAL OTHER REVENUE	956.27	763.90	763.90	763.90	763.90	763.90	913.90	1,250.00	650.00	650.00	650.00	650.00	9,539.67
5999-0000	TOTAL REVENUE	202,336.66	196,188.31	198,081.99	191,756.60	189,372.16	199,397.14	193,879.44	193,404.74	188,719.79	192,823.99	210,507.21	203,585.94	2,360,053.97
6000-0000	OPERATING EXPENSES													
6100-9000	PAYROLL EXPENSES													
6200-1000	Maintenance Payroll- General	32,022.34	32,788.30	36,856.05	0.00	0.00	93,465.08	53,412.45	68,661.57	35,766.76	35,866.27	35,295.79	36,206.70	460,341.31
6299-0000	TOTAL PAYROLL EXPENSES	32,022.34	32,788.30	36,856.05	0.00	0.00	93,465.08	53,412.45	68,661.57	35,766.76	35,866.27	35,295.79	36,206.70	460,341.31
6300-0000	UTILITIES EXPENSES													
6300-1000	Electric Common Area	2,022.18	3,277.12	2,663.78	2,469.72	2,572.05	2,602.32	2,549.02	3,100.32	3,171.04	2,897.29	2,991.83	2,255.95	32,572.62
6300-1100	Electric Vacant	2,970.76	2,174.87	2,880.27	2,922.64	3,363.28	3,665.12	2,414.02	5,649.21	3,523.80	4,343.68	4,489.58	3,991.18	42,388.41
6300-2000	Fuel Oil	3,236.65	5,600.11	27,816.46	7,028.89	17,077.72	14,282.89	6,196.63	1,993.56	4,436.15	308.63	4,395.57	356.57	92,729.83
6300-3000	Gas - Heat & Hot Water	2,585.03	8,236.11	17,233.78	22,996.85	23,257.96	25,312.76	22,825.69	6,501.64	7,391.02	5,788.42	2,813.33	4,024.31	148,966.90
6300-3100	Gas Vacant	1,696.23	1,353.11	1,687.23	2,066.40	2,168.35	2,243.76	3,262.31	2,958.22	2,356.21	2,347.92	2,140.26	2,354.91	26,634.91
6300-4000	Water/Sewer Common Area	0.00	5,676.76	15,904.46	0.00	2,757.58	16,090.92	266.43	2,582.41	15,389.45	0.00	7,220.00	4,893.56	70,781.57
6300-5000	Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136.09	0.00	0.00	0.00	136.09
6399-0000	TOTAL UTILITIES EXPENSES	12,510.85	26,318.08	68,185.98	37,484.50	51,196.94	64,197.77	37,514.10	22,785.36	36,403.76	15,685.94	24,050.57	17,876.48	414,210.33
6400-0000	REPAIRS & MAINTENANCE													
6410-0000	MAINTENANCE CONTRACTS													
6410-1000	Exterminating Contract	1,528.60	1,632.03	1,421.90	1,635.30	1,425.17	1,425.17	1,519.01	1,528.60	1,528.60	1,528.60	1,425.17	1,528.60	18,126.75

EVP (.evp)  
**Cash Flow (12 months)**

Period = Oct 2018-Sep 2019

Book = Accrual ; Tree = ysl\_cf

		Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
6410-2000	Trash Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	2,000.00
6410-3000	Fire Sprinkler Inspections Contract	0.00	0.00	0.00	0.00	226.73	0.00	0.00	0.00	0.00	236.80	0.00	0.00	463.53
6410-5000	HVAC Service Contract	5,062.68	0.00	0.00	13,391.60	2,068.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,522.91
6410-7000	Misc. Service Expenses	3.18	42.12	57.00	22.59	49.42	47.72	0.00	0.00	3,111.98	0.76	0.00	0.00	3,334.77
<b>6410-9999</b>	<b>TOTAL MAINTENANCE CONTRACTS</b>	<b>6,594.46</b>	<b>1,674.15</b>	<b>1,478.90</b>	<b>15,049.49</b>	<b>3,769.95</b>	<b>1,472.89</b>	<b>1,519.01</b>	<b>1,528.60</b>	<b>4,640.58</b>	<b>3,766.16</b>	<b>1,425.17</b>	<b>1,528.60</b>	<b>44,447.96</b>
<b>6420-0000</b>	<b>GENERAL REPAIRS &amp; MAINTENANCE</b>													
6420-0201	Plumbing - Apartment R & M	2,200.00	0.00	0.00	3,167.72	0.00	618.41	1,646.19	1,602.64	0.00	2,822.04	0.00	781.30	12,838.30
6420-0202	Plumbing - Building R & M	0.00	0.00	0.00	0.00	0.00	0.00	2,054.81	0.00	0.00	0.00	0.00	1,945.59	4,000.40
6420-0203	Plumbing R & M	3,316.99	1,306.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,623.49
6420-0301	Electrician - R & M- Apt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-244.97	0.00	0.00	0.00	0.00	-244.97
6420-0302	Electrician - Building R & M	0.00	0.00	0.00	0.00	0.00	0.00	641.27	-2,321.76	0.00	0.00	326.63	0.00	-1,353.86
6420-0320	Windows & Screens	0.00	223.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	223.19
6420-0500	Locksmith	0.00	374.53	0.00	364.73	0.00	0.00	494.29	0.00	0.00	206.86	615.14	0.00	2,055.55
6420-0600	HVAC R & M	3,600.00	0.00	3,697.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,297.93
6420-0700	Appliances R & M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	381.06	353.84	734.90
6420-1200	Window R & M	313.56	0.00	647.81	1,632.04	303.76	0.00	0.00	0.00	835.08	0.00	0.00	0.00	3,732.25
6420-1900	Exterminating (Additional)	1,088.75	108.88	0.00	626.04	816.56	163.31	522.61	272.19	489.94	272.19	272.19	163.31	4,795.97
6420-2100	Boiler R & M	0.00	0.00	0.00	7,500.00	261.30	0.00	0.00	0.00	1,456.20	0.00	0.00	1,235.20	10,452.70
6420-2101	Boiler Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.45	0.00	324.45
6420-2300	Interior Door R & M	0.00	136.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	381.06	963.54	0.00	1,480.69
6420-2400	Exterior Door R & M	0.00	0.00	0.00	435.50	2,123.07	0.00	0.00	0.00	0.00	2,132.87	435.50	0.00	5,126.94
6420-2500	Intercom R & M	0.00	0.00	232.99	0.00	1,184.02	0.00	136.09	0.00	0.00	0.00	0.00	136.09	1,689.19
6420-3400	General/Misc Building R & M	0.00	2,150.00	3,134.91	0.00	0.00	0.00	2,546.44	0.00	4,500.00	0.00	1,200.00	0.00	13,531.35
6420-3666	Cabinet/counter top Replacement	0.00	0.00	0.00	0.00	0.00	0.00	116.59	0.00	0.00	0.00	0.00	0.00	116.59
6420-3900	Alarm/Camera R & M	568.87	0.00	0.00	0.00	578.67	136.09	0.00	0.00	0.00	0.00	0.00	0.00	1,283.63
6420-4220	Equipment Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,123.00	0.00	2,123.00
<b>6420-9999</b>	<b>TOTAL GENERAL REPAIRS &amp; MAINTENANCE</b>	<b>11,088.17</b>	<b>4,299.19</b>	<b>7,713.64</b>	<b>13,726.03</b>	<b>5,267.38</b>	<b>917.81</b>	<b>8,158.29</b>	<b>-691.90</b>	<b>7,281.22</b>	<b>5,815.02</b>	<b>6,641.51</b>	<b>4,615.33</b>	<b>74,831.69</b>
<b>6430-0000</b>	<b>SUPPLIES</b>													
6430-0101	HVAC-Parts/Supplies	0.00	680.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	680.99
6430-0201	Paint Supplies	1,266.60	0.00	0.00	953.08	0.00	0.00	926.12	679.31	384.42	0.00	596.58	1,132.85	5,938.96
6430-0300	Plumbing Supplies	0.00	0.00	0.00	223.26	640.50	0.00	0.00	0.00	92.38	0.00	57.55	88.35	1,102.04
6430-0400	Janitorial Supplies	779.80	1,578.28	168.94	0.00	0.00	0.00	218.32	3,097.64	450.64	547.86	7.00	321.95	7,170.43
6430-0500	Electrical Supplies	0.00	65.23	0.00	0.00	130.15	0.00	9.91	80.34	25.03	250.81	58.07	0.00	619.54
6430-0600	Appliances Parts and Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.01	0.00	0.00	0.00	0.00	12.01
6430-0750	Locks & Keys	0.00	0.00	642.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	642.36
6430-1000	Door Hardware	0.00	0.00	0.00	0.00	0.00	0.00	33.77	0.00	0.00	0.00	0.00	0.00	33.77
6430-1200	Snow Removal Supplies	0.00	1,174.08	293.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-146.76	1,320.84
6430-1300	General Building Supplies	148.24	1,315.29	58.58	154.99	179.08	20.61	1,029.22	620.74	976.46	177.14	1,040.24	247.58	5,968.17
6430-1500	Floor Tiles	0.00	0.00	0.00	0.00	0.00	0.00	0.00	407.50	321.49	0.00	0.00	0.00	728.99

10/14/2019 4:17 PM

EVP (.evp)

**Cash Flow (12 months)**

Period = Oct 2018-Sep 2019

Book = Accrual ; Tree = ysl\_cf

		Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
6430-1600	Uniforms	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,431.98	0.00	0.00	0.00	0.00	3,431.98
6430-1700	Office Supplies	0.00	0.00	0.00	0.00	0.00	122.49	0.00	0.00	0.00	0.00	0.00	0.00	122.49
6430-2100	Fire Extinguishers	0.00	0.00	0.00	0.00	2,104.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,104.58
<b>6430-9999</b>	<b>TOTAL SUPPLIES</b>	<b>2,194.64</b>	<b>4,813.87</b>	<b>1,163.40</b>	<b>1,331.33</b>	<b>3,054.31</b>	<b>143.10</b>	<b>2,217.34</b>	<b>8,329.52</b>	<b>2,250.42</b>	<b>975.81</b>	<b>1,759.44</b>	<b>1,643.97</b>	<b>29,877.15</b>
<b>6440-0000</b>	<b>TURNOVER EXPENSE</b>													
6440-0250	Paint Turns	0.00	0.00	0.00	0.00	3,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,800.00
6440-0700	Cleaning Turns	0.00	0.00	0.00	435.50	244.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	680.47
<b>6440-9999</b>	<b>TOTAL TURNOVER EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>435.50</b>	<b>4,044.97</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,480.47</b>
<b>6499-0000</b>	<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>19,877.27</b>	<b>10,787.21</b>	<b>10,355.94</b>	<b>30,542.35</b>	<b>16,136.61</b>	<b>2,533.80</b>	<b>11,894.64</b>	<b>9,166.22</b>	<b>14,172.22</b>	<b>10,556.99</b>	<b>9,826.12</b>	<b>7,787.90</b>	<b>153,637.27</b>
<b>6500-0000</b>	<b>GENERAL &amp; ADMINISTRATIVE</b>													
<b>6500-0010</b>	<b>PROFESSIONAL FEES</b>													
6500-0100	Legal Fees -Landlord/Tenant	98.00	30,057.61	46,179.80	0.00	12,471.00	5,522.00	0.00	5,317.25	11,166.96	0.00	23,186.50	3,311.41	137,310.53
6500-0101	Legal Fees - Other	0.00	0.00	0.00	0.00	1,400.00	0.00	4,200.00	0.00	0.00	0.00	0.00	0.00	5,600.00
6500-0500	Consulting Fee	0.00	0.00	0.00	0.00	0.00	1,050.00	0.00	200.00	250.00	0.00	0.00	0.00	1,500.00
6500-0501	Consulting Fee - Environmental	0.00	0.00	0.00	0.00	0.00	850.00	0.00	0.00	0.00	0.00	0.00	0.00	850.00
6500-0760	Inspections & Testing	16,700.00	0.00	0.00	0.00	0.00	5,809.69	0.00	0.00	0.00	0.00	0.00	0.00	22,509.69
<b>6500-0899</b>	<b>TOTAL PROFESSIONAL FEES</b>	<b>16,798.00</b>	<b>30,057.61</b>	<b>46,179.80</b>	<b>0.00</b>	<b>13,871.00</b>	<b>13,231.69</b>	<b>4,200.00</b>	<b>5,517.25</b>	<b>11,416.96</b>	<b>0.00</b>	<b>23,186.50</b>	<b>3,311.41</b>	<b>167,770.22</b>
<b>6500-0950</b>	<b>DUES LICENSES PERMITS</b>													
6500-0990	License, Permits & Misc. Fees	0.00	-120.09	0.00	5,103.32	0.00	0.00	90.00	0.00	285.00	90.00	0.00	90.00	5,538.23
6500-1010	Licences, Fees & Permits	526.20	0.00	0.00	0.00	0.00	0.00	0.00	-526.20	0.00	0.00	0.00	0.00	0.00
<b>6500-1011</b>	<b>TOTAL DUES LICENSES PERMITS</b>	<b>526.20</b>	<b>-120.09</b>	<b>0.00</b>	<b>5,103.32</b>	<b>0.00</b>	<b>0.00</b>	<b>90.00</b>	<b>-526.20</b>	<b>285.00</b>	<b>90.00</b>	<b>0.00</b>	<b>90.00</b>	<b>5,538.23</b>
<b>6500-1012</b>	<b>COMPUTER EXPENSES</b>													
6500-1015	Tech & Data Services	136.09	0.00	0.00	0.00	5,095.36	0.00	424.61	0.00	0.00	1,371.83	8,931.03	5,487.31	21,446.23
6500-1018	Internet/Phone/Cable Expense	3,669.50	3,670.52	3,659.88	3,663.72	3,652.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,315.90
<b>6500-1020</b>	<b>TOTAL COMPUTER EXPENSES</b>	<b>3,805.59</b>	<b>3,670.52</b>	<b>3,659.88</b>	<b>3,663.72</b>	<b>8,747.64</b>	<b>0.00</b>	<b>424.61</b>	<b>0.00</b>	<b>0.00</b>	<b>1,371.83</b>	<b>8,931.03</b>	<b>5,487.31</b>	<b>39,762.13</b>
<b>6510-0000</b>	<b>MARKETING EXPENSE</b>													
6510-0195	Marketing/Advertising Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	471.94	0.00	0.00	0.00	471.94
<b>6510-9999</b>	<b>TOTAL MARKETING EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>471.94</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>471.94</b>
<b>6520-0000</b>	<b>ADMINISTRATIVE EXPENSES</b>													
6520-0025	Violations and Fines	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
6520-0035	Storage & Moving	893.71	435.00	435.00	435.00	435.00	435.00	435.00	0.00	870.00	435.00	435.00	435.00	5,678.71
6520-0110	Organization Costs	0.00	0.00	142.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	142.85
6520-0150	Banking Fees	58.10	275.78	90.46	28.75	45.65	25.93	0.00	0.00	12.06	135.16	0.00	0.00	671.89
6520-0235	Employee Reimbursables	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,149.94	0.00	0.00	0.00	2,149.94
6520-0320	Postage	41.65	20.68	0.00	0.00	19.80	0.00	41.42	0.00	19.80	117.19	163.78	97.30	521.62

EVP (.evp)  
Cash Flow (12 months)  
Period = Oct 2018-Sep 2019  
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		Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
6520-9999	TOTAL ADMINISTRATIVE EXPENSES	993.46	1,031.46	668.31	463.75	500.45	460.93	476.42	0.00	3,051.80	687.35	598.78	532.30	9,465.01
6521-9999	TOTAL GENERAL & ADMINISTRATIVE	22,123.25	34,639.50	50,507.99	9,230.79	23,119.09	13,692.62	5,191.03	4,991.05	15,225.70	2,149.18	32,716.31	9,421.02	223,007.53
6530-0000	MANAGEMENT FEE													
6530-0010	Management Fee	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	75,000.00	487,500.00
6530-9999	TOTAL MANAGEMENT FEE	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	37,500.00	75,000.00	487,500.00
6600-0000	INSURANCE													
6610-0000	Property Insurance	0.00	0.00	0.00	0.00	77,810.79	0.00	0.00	0.00	0.00	78,772.00	0.00	0.00	156,582.79
6699-0000	TOTAL INSURANCE	0.00	0.00	0.00	0.00	77,810.79	0.00	0.00	0.00	0.00	78,772.00	0.00	0.00	156,582.79
6700-0000	PROPERTY TAXES													
6710-0000	Real Property Taxes	0.00	0.00	0.00	724,307.14	0.00	0.00	0.00	17,170.66	0.00	767,349.09	0.00	17,211.65	1,526,038.54
6799-0000	TOTAL PROPERTY TAXES	0.00	0.00	0.00	724,307.14	0.00	0.00	0.00	17,170.66	0.00	767,349.09	0.00	17,211.65	1,526,038.54
7990-0000	TOTAL OPERATING EXPENSES	124,033.71	142,033.09	203,405.96	839,064.78	205,763.43	211,389.27	145,512.22	160,274.86	139,068.44	947,879.47	139,388.79	163,503.75	3,421,317.77
7999-0000	NET OPERATING INCOME	78,302.95	54,155.22	-5,323.97	-647,308.18	-16,391.27	-11,992.13	48,367.22	33,129.88	49,651.35	-755,055.48	71,118.42	40,082.19	-1,061,263.80
8305-0000	NON-OPERATING ADMIN EXPENSE													
8305-0010	Utility Processing Fee Non-Operating	805.15	814.40	0.00	1,702.81	1,031.88	786.63	1,087.41	1,147.55	846.79	1,161.44	943.95	4,805.01	15,133.02
8305-0020	Inspections & Testing Non-Operating	0.00	0.00	0.00	1,133.50	0.00	1,224.84	0.00	0.00	1,224.84	0.00	0.00	2,315.21	5,898.39
8305-0040	Violation Monitoring Non-Operating	0.00	0.00	0.00	834.48	1,215.44	0.00	0.00	0.00	0.00	0.00	1,251.91	0.00	3,301.83
8305-0050	Resident Services Non-Operating	1,464.00	1,464.00	375.00	0.00	4,392.00	0.00	1,334.00	1,550.00	1,550.00	3,100.00	1,550.00	1,550.00	18,329.00
8305-0060	Payment Processing Fee Non-Operating	586.51	611.51	636.51	0.00	1,246.45	586.51	586.51	586.51	586.51	401.42	611.51	0.00	6,439.95
8305-0080	Tech & Data Services Non-Operating	3,909.36	1,362.02	1,479.12	142.05	16,439.31	3,796.79	4,907.00	20,835.46	5,902.00	5,649.00	5,650.37	6,667.14	76,739.62
8305-0090	Audit Fees Non-Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,200.00	4,200.00
8305-0110	Legal Fees Non-Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,951.38	0.00	12,951.38
8305-0120	Violations and Fines Non-Operating	315.15	6,861.59	0.00	230.00	100.00	3,750.00	0.00	1,099.72	8,363.33	-500.00	0.00	400.00	20,619.79
8305-9999	TOTAL NON-OPERATING ADMIN EXPENSE	7,080.17	11,113.52	2,490.63	4,042.84	24,425.08	10,144.77	7,914.92	25,219.24	18,473.47	9,811.86	22,959.12	19,937.36	163,612.98
9090-0000	NET INCOME	71,222.78	43,041.70	-7,814.60	-651,351.02	-40,816.35	-22,136.90	40,452.30	7,910.64	31,177.88	-764,867.34	48,159.30	20,144.83	-1,224,876.78
	ADJUSTMENTS													
1310-0000	Accounts Receivable	-23,381.59	-15,391.84	1,625.31	-460.22	-30,672.12	-35,624.83	-14,066.55	-29,169.20	-14,915.18	-41,386.66	-33,093.48	-29,738.88	-266,275.24
1310-0100	Accounts Recv Concession	0.00	0.00	0.00	0.00	0.00	1,867.20	-1,867.20	12,000.00	-12,000.00	0.00	0.00	0.00	0.00
1515-0000	Building Improvements	-66,000.00	-11,377.44	-55,300.00	-7,122.56	-19,000.00	-4,950.00	4,950.00	3,764.89	-12,629.28	0.00	-4,950.00	-879.17	-173,493.56
1515-0010	Improvement-Apartments	0.00	0.00	0.00	0.00	-680.47	0.00	-3,021.29	-1,524.25	-4,500.00	-4,682.00	-2,123.00	0.00	-16,531.01
1515-0020	Appliances	-368.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-186.46	0.00	0.00	-554.46
1515-0700	Capitalized Broker Fees	0.00	0.00	0.00	-14,669.00	-3,588.00	0.00	-12,999.00	-5,143.00	-3,046.00	0.00	0.00	0.00	-39,445.00
1515-1000	Improvement-Tenant Buyout	-60,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-265,000.00	0.00	0.00	-325,000.00
1515-1007	Building Intercom	0.00	0.00	0.00	-628.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-628.75

EVP (.evp)

Cash Flow (12 months)

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		Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
1515-1012	New Building Facade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,600.00	0.00	0.00	0.00	-2,600.00
1515-1111	Buyout Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	265,000.00	0.00	0.00	265,000.00
1520-1000	CIP - Hard Costs	0.00	-11,250.00	-20,400.00	-3,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-35,050.00
1520-2000	CIP - Soft Costs	0.00	0.00	-6,000.00	-2,028.11	0.00	-6,700.00	0.00	0.00	0.00	0.00	0.00	0.00	-14,728.11
1870-0000	Security Deposit - Utilities	-283.09	0.00	0.00	-460.00	-182.75	-375.00	-700.00	-225.00	-385.00	-2,923.11	-2,510.00	-2,625.00	-10,668.95
2210-0000	Accounts Payable	60,305.96	-56,640.70	8,028.90	-13,614.03	0.00	6,320.37	-6,544.22	223.85	0.00	12,154.33	-10,264.77	39,518.78	39,488.47
2410-0000	Prepaid Rent	-1,063.57	143.63	5,672.41	33,429.60	-17,078.09	-7,281.73	14,449.07	-22,180.86	-1,209.89	1,070.31	-7,242.57	-6,696.02	-7,987.71
2420-0000	Tenant Deposits	5,699.68	-1,818.53	-1,307.75	14,698.95	4,408.20	4,190.09	2,646.20	12,042.73	49.10	-5,708.01	105.77	882.99	35,889.42
2440-0000	Tenant Deposits-Clearing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,117.22	0.00	0.00	0.00	0.00	-1,117.22
2470-0000	Last Month in Advance	0.00	0.00	0.00	0.00	0.00	-3,775.00	0.00	14,400.00	0.00	0.00	0.00	0.00	10,625.00
2480-0000	Partner's Loans	65,000.00	91,000.00	75,000.00	640,000.00	55,000.00	57,500.00	55,000.00	15,000.00	35,000.00	1,108,000.00	0.00	20,000.00	2,216,500.00
TOTAL ADJUSTMENTS		-20,090.61	-5,334.88	7,318.87	645,745.88	-11,793.23	11,171.10	37,847.01	-1,928.06	-16,236.25	1,066,338.40	-60,078.05	20,462.70	1,673,422.88
CASH FLOW		51,132.17	37,706.82	-495.73	-5,605.14	-52,609.58	-10,965.80	78,299.31	5,982.58	14,941.63	301,471.06	-11,918.75	40,607.53	448,546.10
1110-0000 Operating Account														
	Beginning Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Ending Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Difference	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1110-0001 Operating Account-Signature														
	Beginning Balance	-4,037.61	42,750.62	80,457.44	83,204.28	61,518.86	4,519.32	-12,471.34	69,150.71	79,314.03	55,325.47	-93,264.06	-99,254.66	267,213.06
	Ending Balance	42,750.62	80,457.44	83,204.28	61,518.86	4,519.32	-12,471.34	69,150.71	79,314.03	55,325.47	-93,264.06	-99,254.66	-55,743.82	215,506.85
	Difference	46,788.23	37,706.82	2,746.84	-21,685.42	-56,999.54	-16,990.66	81,622.05	10,163.32	-23,988.56	-148,589.53	-5,990.60	43,510.84	-51,706.21
1110-0210 Construction Account														
	Beginning Balance	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	14,736.00
	Ending Balance	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	1,228.00	14,736.00
	Difference	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1120-0000 Security Deposit														
	Beginning Balance	240,840.06	245,184.00	245,184.00	241,941.43	258,021.71	262,411.67	268,436.53	273,436.53	265,933.05	304,863.24	304,923.83	298,995.68	3,210,171.73
	Ending Balance	245,184.00	245,184.00	241,941.43	258,021.71	262,411.67	268,436.53	273,436.53	265,933.05	304,863.24	304,923.83	298,995.68	296,092.37	3,265,424.04
	Difference	4,343.94	0.00	-3,242.57	16,080.28	4,389.96	6,024.86	5,000.00	-7,503.48	38,930.19	60.59	-5,928.15	-2,903.31	55,252.31

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### Aged Receivables

For Selected Properties

Month Year = 09/2019

Property	Property	Total	0-30	31-60	61-90	Over 90	Prepays	Balance
	Name	Unpaid	days	days	days	days		
		Charges						
17	223 East 5th Street LLC	8,859.83	2,934.59	654.18	0.00	5,271.06	-6,313.82	2,546.01
18	228 East 6th Street LLC	1,764.21	1,732.81	0.00	31.40	0.00	-4,288.66	-2,524.45
23	235 East 5th Street LLC	26.46	26.46	0.00	0.00	0.00	-92.50	-66.04
24	253 East 10th Street LLC	42,643.81	9,918.98	7,580.66	0.00	25,144.17	-1,992.28	40,651.53
26	27 St Marks Place LLC	106,847.76	1,636.53	1,606.62	0.00	103,604.61	-1,994.42	104,853.34
31	325 East 12th Street LLC	102,984.65	5,097.96	2,789.25	0.00	95,097.44	-3,130.38	99,854.27
32	327 East 12th Street LLC	96,959.06	5,721.50	3,484.00	0.00	87,753.56	0.00	96,959.06
33	329 East 12th Street LLC	106,810.44	6,628.22	6,608.65	0.00	93,573.57	-19.57	106,790.87
34	334 East 9th Street LLC	131,770.03	9,517.82	8,029.41	0.00	114,222.80	-1,760.99	130,009.04
48	510 East 12th Street LLC	14,492.15	5,491.50	1,947.94	0.00	7,052.71	-26.04	14,466.11
49	514 East 12th Street LLC	49,552.64	4,493.50	4,311.37	0.00	40,747.77	0.00	49,552.64
58	66 East 7th Street LLC	155,868.68	12,418.55	5,957.67	0.00	137,492.46	-1,489.88	154,378.80
80	229 East 5th Street LLC	6,900.00	0.00	0.00	0.00	6,900.00	0.00	6,900.00
81	231 East 5th Street LLC	2,867.96	2,773.28	94.68	0.00	0.00	-4,314.30	-1,446.34
83	233 East 5th Street LLC	49,364.01	0.42	0.00	0.00	49,363.59	-1,059.57	48,304.44
<b>Total</b>		<b>877,711.69</b>	<b>68,392.12</b>	<b>43,064.43</b>	<b>31.40</b>	<b>766,223.74</b>	<b>-26,482.41</b>	<b>851,229.28</b>

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# **Balance Sheet (With Period Change)**

Period = Sep 2019

Book = Cash ; Tree = ysi\_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
<b>1000-0000</b>	<b>ASSETS</b>			
<b>1100-0000</b>	<b>CASH</b>			
1110-0001	Operating Account-Signature	-55,743.82	-99,254.66	43,510.84
1110-0210	Construction Account	1,228.00	1,228.00	0.00
1120-0000	Security Deposit	296,092.37	298,995.68	-2,903.31
<b>1199-0000</b>	<b>TOTAL CASH</b>	<b>241,576.55</b>	<b>200,969.02</b>	<b>40,607.53</b>
<b>1300-0000</b>	<b>ACCOUNTS RECEIVABLE</b>			
1330-0000	Due To / From	-5,000.00	-5,000.00	0.00
<b>1399-0000</b>	<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>-5,000.00</b>	<b>-5,000.00</b>	<b>0.00</b>
<b>1500-0000</b>	<b>PROPERTY</b>			
1515-0000	Building Improvements	1,653,367.61	1,652,488.44	879.17
1515-0010	Improvement-Apartments	1,707,569.66	1,707,569.66	0.00
1515-0020	Appliances	22,490.57	22,490.57	0.00
1515-0700	Capitalized Broker Fees	39,445.00	39,445.00	0.00
1515-1000	Improvement-Tenant Buyout	2,652,452.20	2,652,452.20	0.00
1515-1006	Structural Repairs	4,700.00	4,700.00	0.00
1515-1007	Building Intercom	4,161.74	4,161.74	0.00
1515-1012	New Building Facade	2,600.00	2,600.00	0.00
1515-1111	Buyout Expenses	39,172.80	39,172.80	0.00
1520-1000	CIP - Hard Costs	35,050.00	35,050.00	0.00
1520-2000	CIP - Soft Costs	165,030.41	165,030.41	0.00
<b>1599-9999</b>	<b>TOTAL PROPERTY</b>	<b>6,326,039.99</b>	<b>6,325,160.82</b>	<b>879.17</b>
<b>1800-0000</b>	<b>OTHER ASSETS</b>			
1870-0000	Security Deposit - Utilities	39,113.20	36,488.20	2,625.00
<b>1899-9999</b>	<b>TOTAL OTHER ASSETS</b>	<b>39,113.20</b>	<b>36,488.20</b>	<b>2,625.00</b>
<b>1999-9999</b>	<b>TOTAL ASSETS</b>	<b>6,601,729.74</b>	<b>6,557,618.04</b>	<b>44,111.70</b>
<b>2000-0000</b>	<b>LIABILITIES &amp; CAPITAL</b>			
<b>2001-0000</b>	<b>LIABILITIES</b>			
<b>2400-0000</b>	<b>OTHER LIABILITIES</b>			
2410-0000	Prepaid Rent	-3,293.30	-3,293.30	0.00
2420-0000	Tenant Deposits	183,808.13	183,016.44	791.69
2440-0000	Tenant Deposits-Clearing	13,149.65	13,149.65	0.00
2470-0000	Last Month in Advance	10,625.00	10,625.00	0.00
2480-0000	Partner's Loans	11,459,015.13	11,439,015.13	20,000.00
<b>2499-0000</b>	<b>TOTAL OTHER LIABILITIES</b>	<b>11,663,304.61</b>	<b>11,642,512.92</b>	<b>20,791.69</b>
<b>2999-0000</b>	<b>TOTAL LIABILITIES</b>	<b>11,663,304.61</b>	<b>11,642,512.92</b>	<b>20,791.69</b>
<b>3000-0000</b>	<b>CAPITAL</b>			
3800-0000	Retained Earnings	-5,061,574.87	-5,084,894.88	23,320.01
<b>3899-0000</b>	<b>TOTAL CAPITAL</b>	<b>-5,061,574.87</b>	<b>-5,084,894.88</b>	<b>23,320.01</b>

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**Balance Sheet (With Period Change)**

Period = Sep 2019

Book = Cash ; Tree = ysi\_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
3999-0000	TOTAL LIABILITIES & CAPITAL	6,601,729.74	6,557,618.04	44,111.70